

CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Public Workshop No. 3 – March 22, 2004 - Minutes

INTRODUCTION

Chris Shaheen predicted that the Draft Report would be available in two to three weeks. He said that, following distribution of the draft, there would be a 30-day comment period.

CONSULTANTS' PRESENTATION

David Lee, of Stull and Lee, Inc., utilized Power Point to present the following:

- Public Process Schedule
- Review of Public Workshop No. 2 (Highlights)
- Guide for Development

Hard copies of the Power Point presentation were distributed at the workshop and will be posted on the Office of Planning web site.

COMMENTS, QUESTIONS AND ANSWERS

Comment: Developers are mandated to contribute funds to the School Production Trust Fund

Comment: Amenities should be provided in conjunction with new housing

Comment: Concern expressed about relocation of post office

Comment: DDOT cannot commit to narrowing streets until an analysis is done of their function

Comment: Narrowing streets would create a problem for church-goers who traditionally have double-parked during services

Comment: The plaza at the O Street Market doesn't work very well

BREAK OUT SESSION

There were three break-out groups. Each group was asked to respond to the following three questions:

1. What do you like best about this plan and why? What seems to work especially well?
2. Can you suggest anything that would make this better? Did we miss any ideas?
3. Who can help to implement this plan and how?

A facilitator and a recorder were assigned to each group.

The comments are presented below essentially as they were recorded. Many comments do not directly address the questions, but are relevant nonetheless.

Group 1

Facilitator: Jinni Benson

Recorder: Cindy Petkac

Resource Person: Steve Cochran

Question 1: *Like? Works well?*

- Greenway
- Protection of Row Houses

- Rhode Island/ Florida Intersection Redesign
- First Floor Retail w/ housing
- Density @ O Street Market Fabric
- The whole Enchilada (???)
- Narrowing the avenues (broadening the Sidewalk)

Question 2: Suggestions?

- Further define Conditional Uses (retain corner market)
- Incorporate neighborhood amenities in high density residential -allow retail (neighborhood serving)
- Would like Day Spa
- Ensure that school aged children remain in neighborhood while schools are rebuilt
- More parking- churches
 - Off-street
 - Narrowing streets makes “special uses” parking worse
 - Make subterranean parking
 - Provide municipal parking
 - Is there data on “parking problems”?
 - Don’t incent driving with cheap parking
- Is there an east-west connector reinforcing Rhode Island?
- Retain retail uses in 1500 block of 9th street
- Affordable housing
- Housing shouldn’t be required @ 7th and 9th street commercial corridors
- In commercial areas keep them commercial
- Parking this study didn’t address
- Need to find a way to build municipal parking that is more and reasonable
- Neighborhood Bus Circulator
- Retention of green space around the schools
- Concerns w/ brick sidewalks- mobility
- More emphasis on preservation

Question 3: Help implement?

- WCCA- implement their retail space & other 7th & 9th street
- ANC’s
- Real Estate Developers commit to mixed use
- DC Government
- Financial Institutions
- Zoning Commission require mixed uses
- NCRC- develop
- WMATA- develop
- Churches- property owners
 - get involved w/ the plan/ develop their properties
 - limit tax-exempt status
- Property Owners Ass (?)
- Encourage private development of green space (public) & parking garage
- DDOT & FHWA- provide \$\$ for streetscape improvements
- Casey Foundation- trees
- Real estate developers
 - Mandatory affordable housing
 - Simpler regulations
 - Make it profitable to provide

- Civic Associations and business owners/ property owners
- Streetscape improvements

Group 2

Facilitator: Jackie Barton

Recorder: Bulbul Kaul (or Laura Duenes?)

Citizens - 7

Business Owners - 3

Civic Representatives - 3

Question 1: *Like? Works well?*

- Bundy School (field and housing)
- To restore Aves great idea, intersections, width of street (reduction)
- Commercial (no liquor stores)
- Attempt to try and concentrate things around the metro stops
- Narrowing streets (like), reopen 9th, 10th streets
- What are you going to do to get stores to come in?

Question 2: *Suggestions?*

- Don't like housing adjacent to schools to pay for them; should not even be talked about need to take advantage of D.C. laws (pay in school trust fund)
- Like it to be a commercial corridor (9th St. Woodson)
- Allow it to happen if the mkt. allows it. Don't make zoning prelude that
- Cannot dictate retail. Did not work downtown
- Is this going to be conforming to the comprehensive plan? Y
- Status of the Woodson house?
- Will parking overflow into the residential neighborhood? (from the convention center)
- Don't like the idea of convention center hotel
- Don't like the idea of a high rise by the O street mkt. open space as a focal space

Question 3: *Help implement?*

- Landscape architects
- Churches
- Q Is the comprehensive plan regularly updated?
- Residents
- Business community (How much retail? Quantity?)
- Involve development community
- Government (coordinating agencies)
- Want to hear about this from the beginning
- Put all this info. (proposed ideas) at the library ?+ WDT? Branch
- Want to see a more balanced table of people. (those with an interest in the community)
- 2nd concern over private dev. at school

Group 3

Facilitator: Molly McKay

Recorder: Laura Duenes (or Bulbul Kaul?)

Question 1: *Like? Works well?*

- Reinforces existing patterns

- Respects residential character (by defining distinct streets / uses)
- Has potential to restore pedestrian neighborhood traffic

Question 2: *Suggestions?*

- Reinforces existing patterns
- More info on residential parking: plan for move
- Info on commercial parking
- Identify amount of parking necessary for planned development.
- [Opportunity for parking on top of some retail structures]
- Discussion / plan for Blagden Issue of (need clarification on parking requirements)
Marriot = Increased traffic / parking issues
- Parking security due to school church events
- Activities / amenities for young people
- Include parking reqs in development projects
- [Clarification: yes, there is retail in the Convention Center; should make more prominent in maps / study]
- Library on 8th Street; Should enter on 7th Street

Question 3: *Help implement?*

- P.R. to ensure residents are engaged in implementation (need to use a variety of communication strategies)
- Need an “anchor” destination to encourage development & attract people
- Ensure a “diverse” / strategy to incentive to get inclusive participation. [multi-lingual materials]
- Mail info to previous meeting participants.
- Get spokesperson (Mayor’s Office O.P) to increase media outreach
- Discussion groups on specific parcels / development areas

SUMMARY

Mary Means summarized the main themes of the break-out groups:

- On the whole people liked the plan
- Is responsive to residential character
- Has potential to restore pedestrian traffic in neighborhood
- Draws people north
- Like idea of narrowing streets, widening sidewalks
- Brick sidewalks hard for people with disabilities, expensive to maintain
- Need stronger requirements for parking
- Like urban feel for O Street Market development
- Need to have more media outreach
- Very concerned about developing school sites
- Emphasizes regulation rather than incentives
- Need to be sure that amenities are provided

Virginia Ferriday, April 13, 2004